



ASHWORTH HOLME

Sales · Lettings · Property Management



1 CHURCH ROAD EAST, M33 3DR

£350,000



DESCRIPTION

A RARE OPPORTUNITY TO PURCHASE THIS BEAUTIFUL TWO BEDROOM END-TERRACE COMPLETE WITH PARKING WHICH FORMS PART OF THE EVER POPULAR 'CLOISTERS' DEVELOPMENT.

This stunning property would be perfectly suited to a first time buyer or someone who is downsizing from a larger property in the area. Benefiting from a downstairs WC, master bedroom with ensuite shower room, second double bedroom with en-suite bathroom and off road parking.

Forming part of a superb location just a moments walk from Sale Moor Village, close to excellent transport links including the M60 and Metrolink and less than 10 minutes walk from Sale Town Centre.

Warmed by gas central heating and double glazing throughout.

In brief the accommodation comprises: Entrance porch, entrance hallway, lounge/dining room with patio doors to the rear and a modern fitted kitchen with integrated appliances. To the first floor there are two excellent bedrooms the master with fitted wardrobes and ensuite and the second with useful storage cupboard and ensuite bathroom. Externally there is a well established garden which is mainly laid to lawn with an initial patio area.

NO ONWARD CHAIN.

KEY FEATURES

- Two double bedroom end of terrace
- Highly sought after development
- Ensuite to both bedrooms
- Presented to an excellent standard
- Off road parking
- No onward chain

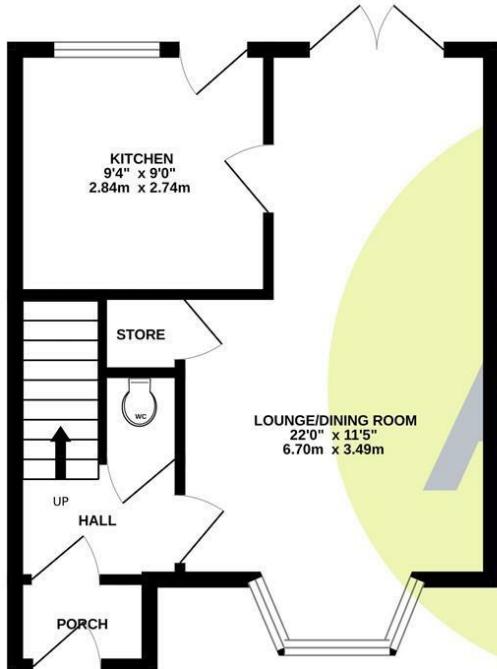




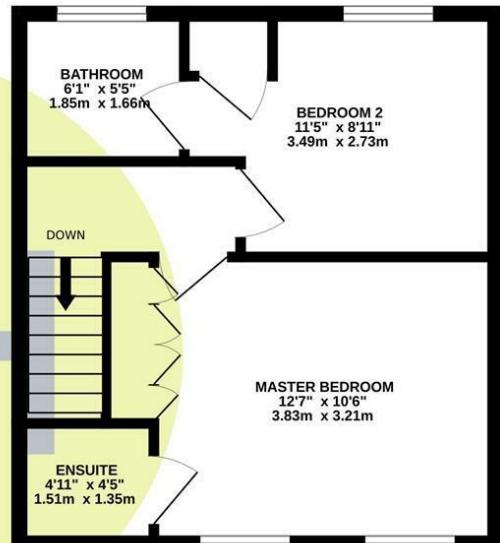
FLOOR PLANS

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GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



FIRST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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PRS Property Redress Scheme

CMP Client Money Protect

DPS Digital Protection Service

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.